



**Executive Summary
Asset Management
Eagle Properties and Investments, LLC
September 2024**

In September 2024, we continued to maintain the properties while going through the marketing and sale process.

Transition Management from Chapter 11 to Chapter 7

We have taken control of all accounts that we need to have control of.

Insurance Update

All properties are either insured or, if the insurance company has cancelled the policy due to insurability issues, the secured creditor has been notified so they can put forced placed insurance in place.

Invoices

To the best of my knowledge, all invoices that need to be paid by the bankruptcy estate are being directed or sent to my attention. State Farm mistakenly charged my bank account for \$58.33 for a payment on 1001 Manning Drive, Fredericksburg, VA after closing occurred and the policy was cancelled. I received the refund check, payable to Eagle Properties & Investments, and sent it to the Trustee. I also had an issue with getting final utility bills issued for 1010 Lynn Street, Vienna, VA and 2565 Chain Bridge Road, Vienna, VA, but I finally received them and closed out the accounts. I also received a credit directly back to my bank account for an insurance payment made post-closing and post-policy cancellation on 2565 & 2567 Chain Bridge Road, Vienna, VA. I credited the refund against the final utility bill for that property.

Tenant Issues

- 15474 Roxbury Road, Glenwood, MD – Special counsel has been approved by the Court to pursue the eviction of the tenant. However, there's an issue with getting a rental license first, which is problematic since the home has squatters in it and we have no access. Trustee and his counsel are exploring other options for obtaining access.
- 6961 Sterling Road, Harrisburg, PA – The lease is due to expire on 11/15/24. The Trustee does not intend on extending the lease.
- 3012 Dupont Ave, Baltimore, MD – The September 2024 rent for \$650.00 was not received by the Trustee.

Advanced Funding

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024
- \$5,374.21 – June 2024
- \$5,539.91 – July 2024
- \$1,538.12 – August 2024
- \$1,187.02 - September 2024

We will continue to work closely with the Trustee and his counsel for the required approvals.

Sincerely,

Stephen Karbelk

Team Leader RealMarkets, a CENTURY 21 New Millennium team
Court Appointed Asset Manager, Eagle Properties and Investments LLC



Income and Expense Analysis – September 2024
Eagle Properties and Investments, LLC

This report is provided for properties that are occupied and rent was received prior to September 30, 2024.

6961 Sterling Road, Harrisburg, PA

Lender: ABL PRC Residential Credit Acquisition

Income	September 2024	Payee	Notes
Rent	\$3,900.00	Tenant	
Expenses			
Insurance	\$55.91	State Farm	
Electric	Tenant Responsibility		
Water	\$221.57	PA American Water	
Sewer	\$162.66	Lower Paxton Township	
Landscaping	Tenant Responsibility		
Maintenance	\$0.00		
Other	\$0.00		
Net Proceeds	\$3,459.86		

3012 Dupont Ave, Baltimore, MD

Lender: Bala Jain, LLC (purchased Main Street Bank mortgage)

Income	September 2024	Payee	Notes
Rent	\$0.00	Tenant	\$650 rent due
Expenses			
Insurance	\$0.00	Contract Buyer	
Electric	Tenant Responsibility		
Water/Sewer	Tenant Responsibility		
Landscaping	Tenant Responsibility		
Maintenance	\$0.00		
Other	\$0.00		
Net Proceeds	\$0.00		



Insurance Schedule – September 2024
Eagle Properties and Investments, LLC

Property	Insurance Carrier	Status
6961 Sterling Road, Harrisburg, PA	State Farm	Active – 837-5
15474 Roxbury Road, Glenwood, MD	State Farm	Active – 071-21
202. N. Port, Baltimore, MD	State Farm	Cancelled by State Farm – 8/13/24, Lender Notified, Transfer to Lender Pending with Court
7213 Linglestown Road, Harrisburg, PA	State Farm	Cancelled – 9/18/24 – Equity Sale to Lender
3012 Dupont, Baltimore, MD	State Farm, Cancelation Notice given	Cancelled, Contract Purchaser placed insurance on property, closing scheduled for 10/3/24
7180 Jonestown Road, Harrisburg, PA	State Farm	Cancelled by State Farm on 7/2/24, Insured by Lender's Insurance, Pending Sale Motion 11/5/24 hearing date
7616 Grove Ave, Harrisburg, PA	State Farm	Cancelled by State Farm 7/4/24 – Closed 9/4/24



Rent Roll and Receipts – September 2024
Eagle Properties and Investments, LLC

Property	Scheduled Rent	September 2024 Rent Received	Comments
3012 Dupont Ave, Baltimore, MD	\$650.00	\$0.00	Rent reduced to \$650.00 in exchange for contract buyer paying for insurance, scheduled to close on 10/3/24
6961 Sterling Road, Harrisburg, PA	\$3,900.00	\$3,900.00	
15474 Roxbury Road, Glenwood, MD	\$4,100.00	\$0.00	Collection attorney engaged
Totals	\$8,650.00	\$4,550.00	

Inv Ref	Date	Name	Property Address	Rental Income	1st DOT Cash	Account	Amount	Property Total
				Received	Collateral Order			
182	09/05/2024	State Farm	1001 Manning Drive, Fredericksburg, VA	No	No	Insurance	\$ 58.33	\$ 58.33
176	09/12/2024	Town of Vienna	1010 Lynn Street, Vienna, VA	No	No	Utilities - Listings	\$ 96.76	
175	09/12/2024	Dominion Energy	1010 Lynn Street, Vienna, VA	No	No	Final Utility Bill	\$ 75.13	\$ 171.89
174	09/12/2024	PPL Electric Utilities	204 S. Fairville Ae, Harrisburg, PA	No	No	Final Utility Bill	\$ 107.40	\$ 107.40
181	09/12/2024	PPL Electric Utilities	249 Berkstone Drive, Harrisburg, PA	No	No	Final Utility Bill	\$ 14.87	\$ 14.87
178	09/03/2024	PPL Electric Utilities	6958 New Oxford Road, Harrisburg, PA	No	No	Final Utility Bill	\$ 3.64	
170	09/03/2024	PPL Electric Utilities	6958 New Oxford Road, Harrisburg, PA	No	No	Electric bill	\$ 105.17	\$ 108.81
173	09/03/2024	Lower Paxton Township	6961 Sterling Road, Harrisburg, PA	Yes	No	Quarterly Sewer bill payment	\$ 162.66	
172	09/07/2024	PA American Water	6961 Sterling Road, Harrisburg, PA	Yes	No	Water Bill	\$ 221.57	\$ 384.23
177	09/20/2024	PPL Electric Utilities	7180 Jonestown Road, Harrisburg, PA	No	No	Utility Bill (8/14/24 to 9/13/24)	\$ 42.64	\$ 42.64
169	09/03/2024	PPL Electric Utilities	7213 Linglestown Road, Harrisburg, PA	No	No	Electric bill	\$ 49.83	
180	09/20/2024	PPL Electric Utilities	7213 Linglestown Road, Harrisburg, PA	No	No	Final Utility Bill	\$ 20.16	\$ 69.99
179						Credit directly to Auction Markets Acct. insurance refund	-\$ 100.39	
171	09/07/2024	The Hartford	2565 & 2567 Chain Bridge Road	No	No	Final Utility Bill	\$ 329.25	\$ 228.86
	09/12/2024	Town of Vienna	2565 Chain Bridge Road, Vienna, VA			Amount Due to RealMarkets	\$ 1,187.02	